



## CITY OF ATLANTA


**KASIM REED**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308  
404-330-6145 – FAX: 404-658-7491  
[www.atlantaga.gov](http://www.atlantaga.gov)

**CHARLETTA WILSON JACKS**  
Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-36 for 1910 and 1920 Bixby Street, S.E.

**DATE:** September 11, 2014

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An Ordinance to rezone from the R4 (Single Family Residential) District to the MR-3 (Multifamily Residential) District.

The applicant submitted a request to defer in order to meet with the neighborhood and NPU. Staff is supportive of this request.

**STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2014**



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KASIM REED  
MAYOR

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Director  
Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-37 for 658 & 690 Lindbergh Drive, N.E.

**DATE:** September 11, 2014

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**An Ordinance to rezone from the SPI 15, Subarea 8 to the SPI 15 Subarea 3, property located at 690 AND 658 LINDBERGH DRIVE, N.E.**

The applicant needs additional time to work with the neighborhood, and has requested a deferral.

**STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2014**



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MAYOR

### MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: **Z-14-38 for 795 and 797 Delmar Avenue SE**

DATE: October 3, 2014

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The applicant seeks a rezoning of the property, from **R-4 (Single Family Residential) and Beltline Overlay District to the PD-H (Planned Development-Housing) and Beltline Overlay District** in anticipation of a new development composed of 24 single-family detached dwellings for the property located at **795 and 797 Delmar Avenue SE**.

The applicant has requested a deferral.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL- OCTOBER 2014**



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Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-40 for 2860 Piedmont Road, N.E.

**DATE:** September 11, 2014

The applicant requests to rezone from the C-1-C (Community Business-Conditional) District to the C-1-C (Community Business-Conditional) District for a change of conditions, property located at 2860 Piedmont Road, N.E.

The applicant has requested deferral to allow for additional time for the applicant team to work with the neighborhood and NPU prior to the Zoning Review Board hearing.

**STAFF RECOMMENDATION: 30-DAY DEFERRAL- OCTOBER 2014**



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Director, Office of Planning

KASIM REED  
MAYOR

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-41 for 1763-1791 (a.k.a. 1791) Piedmont Road, N.W.

**DATE:** September 11, 2014

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An Ordinance to rezone from the RG-2 (Residential General-Sector 2) to the MR-4A (Multifamily Residential) District, property located at 1763-1791 (AKA 1797) Piedmont Road, N.E.

The applicant has requested deferral to allow for additional time for the applicant team to work with Planning Staff, neighborhood and NPU prior to the Zoning Review Board hearing.

**STAFF RECOMMENDATION: 90-DAY DEFERRAL- DECEMBER 2014**



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KASIM REED  
MAYOR

CHARLETTA WILSON JACKS  
Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-42 for 3537, 3541, 3545, 3549, 3555 Roxboro Road NE

**DATE:** September 11, 2014

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The applicant seeks a rezoning of the property, from **R-3** to **MR-3**, in view of a new development composed of 21-unit townhouse for the property located at **3537, 3541, 3545, 3549, 3555 Roxboro Road NE**

In order to allow for additional time to further negotiate with the neighborhood, the applicant has requested a 30 days deferral, before disposition on the rezoning request.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – OCTOBER 2014**



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Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-43 for 776 Mercer Street, SE

**DATE:** September 11, 2014

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The applicant seeks a rezoning of the property, from **R-4B (Single Family Residential)** to **PD-H (Planned Development-Housing)** in view of a new development composed of 8 single-family detached dwellings for the property located at **776 Mercer Street SE**

In order to allow the applicant for additional time to address Staff multiple comments and to revise the proposed rezoning site plan, Staff has requested a 30 days deferral, before disposition on the rezoning request.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – OCTOBER, 2014**



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M. Kasim Reed  
MAYOR

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CHARLETTA WILSON JACKS  
Director, Bureau of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-24 for 417 and 495 Rankin Place, NE

**DATE:** September 8, 2014 (*deferred from July 10, 2014*)

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Applicant is seeking to rezone two properties from the R-5 (Two-family) residential district to the MR-4B (Multi-family Residential) district for a townhouse development. The Beltline overlay district for these properties remains in place.

The applicant has submitted new drawings as of August 22, 2014 reducing the floor area ratio to pursue a rezoning to the MR-3 district.

#### FINDINGS OF FACT:

- Property location: the subject properties are located on the east side of Rankin Place between Winton Terrace and Rankin Street in the Old Fourth Ward Neighborhood of NPU-M, Council District 2. They are located in land lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.
- Property size and physical features: The combined parcels are approximately 0.62 acres (or 26,814 square feet) and relatively flat sloping downward slightly towards the rear. There are several mature trees, a duplex residential structure on one parcel and gravel and grass vacant lot on the other. Two alleys abut the properties along the side (northern) property line and the rear (eastern) property line.
- CDP land use map designation: The current land use designation is Low Density Residential (LDR). A CDP land use designation is required to change the zoning to allow for the proposed multi-family townhouse development.



- Current/past use of property: The area has historically been primarily residential in character. The residential structures are owned and have been used by a church on Boulevard.
- Surrounding zoning/land uses: Surrounding zoning includes R-5 (two-family) to the north, east and south of the subject properties and RG-4 to the west across the street. Adjacent land uses include single-family and two-family dwelling surrounding the property immediately to the north, east and south. Multi-family apartments are across the street and fronting on Boulevard. A church and parking lot fronting Boulevard are directly across the Rankin Place from the subject properties.
- Transportation: Rankin Place as well as Rankin Street and Winton Terrace are classified as local streets. MARTA bus services runs nearby along Boulevard, Ralph McGill Boulevard and North Avenue. Access to Freedom Parkway and Interstate I-85 is within a five minute drive of the subject properties.

## **PROPOSAL:**

The applicant is seeking to rezone the properties to construct 13 residential townhouses with two garage parking spaces for each townhome.

## **CONCLUSIONS:**

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:**  
The proposed rezoning would require a CDP land use change; however, staff recommends a zoning change instead to MR-3 (Multi-family Residential) which requires a land use change to Medium Density Residential (MDR) which is consistent with the recommended policies of *The Old Fourth Ward Master Plan*. The rezoning would affect the timing of development since it would enable redevelopment of the property as proposed.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:**  
Public facilities and services exist; however, at time of permitting the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** There are not many other parcels in the neighborhood that include properties with vacant and/or parking lots which are appropriate for redevelopment. The zoning change to a multi-family residential use would not have an adverse impact on the balance of land uses as it would maintain residential uses at a building scale consistent with the character of neighboring residential properties.
- 4) **Effect on character of the neighborhood:** The rezoning to a multi-family residential townhouse development would protect the adjacent low density residential properties from the mixed-use medium density developments along the Boulevard corridor.

- 5) **Suitability of proposed land use:** The proposed multi-family townhouse development will provide for a transition between the Mixed Use-Medium Density along Boulevard and the adjacent Low Density Residential land uses.
- 6) **Effect on adjacent property:** The rezoning of the property would have a positive impact on adjacent residential properties by encouraging redevelopment of nearby dilapidated and vacant properties and continuing neighborhood revitalization.
- 7) **Economic use of current zoning:** The current zoning does allow for redevelopment of the property for two-family dwellings, however, a zoning change to allow multi-family townhouses would be more appropriate to transition land uses from the Mixed-use medium density development along the Boulevard corridor and low density residential to the east. The zoning change would also serve as the economic catalyst to encourage further redevelopment in the neighborhood.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:** The proposed townhouse development is consistent with *The Old Fourth Ward Master Plan* which recommends appropriately scaled infill housing to transition between Mixed-use medium density development along Boulevard and lower density residential development east of Boulevard. Staff, however, recommends a zoning change to MR-3 to implement the study recommendations. The new townhouse development will also serve to encourage the neighborhood's continued revitalization.

**STAFF RECOMMENDATION: APPROVAL** of substitute ordinance rezoning the subject property to MR-3-C (Multi-family Residential Conditional) with the following conditions:

1. The development shall consist of attached dwellings only. Non-residential uses, except home occupation uses as defined in Section 16-29.001(17), are prohibited.
2. Maximum building height shall not exceed 40 feet.